



Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday April 4, 2017 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:07 p.m. A quorum was present. Commissioners present were: Vice Chair Dennis Larson, Commissioner Jerry Stiller, Commissioner Roger Myers, and Commissioner Sonia Ahmed. Commissioner Ron Smith, Commissioner Randy Owens, and Commissioner Mike McCrossin were all absent.

Staff present was Renae' Ollie, Development Services Director, Kevin Molina, Planner, Mary Bradley, Administrative Assistant, and City Engineer, Tim Porter.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Myers gave the Invocation. Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Larson opened the Citizens Participation.

Ms. Ollie introduced Ms. Clairece Lopez, High School Student, who is interested in pursuing career in the Planning and Zoning. Commissioners welcomed Ms. Lopez.

Chair Larson closed the Citizen Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the March 21, 2017, Regular Meeting.

Board Action

A motion was made by Commissioner Myers and seconded by Commissioner Stiller to approve the minutes for March 21, 2017, as submitted. Motion carried 4 – 0.

REGULAR AGENDA

Regular Agenda

Item 1 – Final Plat for LaQuinta Addition

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for LaQuinta Addition, creating two lots on 4.409 acres, generally located on the southwest corner of FM544 and Sanden Road.

Staff Presentation

Mr. Molina stated that the property totals 4.409 acres and will create two lots. The property is generally located on the southwest corner of FM 544 and Sanden Road. Lot 1 will contain a hotel use and Lot 2 is open space to be maintained by the property owner.

The plat will dedicate the necessary rights-of-way, fire lanes, and utility easements.

The plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Board Action

A motion was made by Commissioner Ahmed and seconded by Commissioner Stiller to recommend approval Final Plat LaQuinta Addition, generally located on the southwest corner of FM 544 and Sanden Road. Motion carried 4 – 0.

Public Hearing

Item 1 – Replat Keller's 2nd Addition

Hold a Public Hearing and consider, and act upon, a recommendation to the City Council regarding a Replat for Keller's 2nd addition Lots 7R-1 and 7R-2, Block 12; Being a Residential Replat of Lot 7, Block 12 of Keller's 2nd Addition, located at 320 Fleming Street.

Staff Presentation

Mr. Molina stated that the property is an existing residential lot, and the applicant desires to establish two residential lots. The purpose of the Replat is to allow the owner to sell the duplexes individually. The lots are zoned Multi-Family (MF).

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Public Comments

Chair Larson opened the Public Hearing. With no one approaching the Commissioners, Chair Larson closed the Public Hearing.

Board Action

With no questions for the applicant or staff, a motion was made by Commissioner Stiller, and seconded by Commissioner Myers to recommend approval to the City Council for Replat for Keller's 2nd Addition Lots 7R-1 and 7R-2, Block 12. Property located at 320 Fleming Street. Motion carried 4 – 0.

Item 2 – Replat Railroad Addition

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Railroad Addition Lots 3R-1 and 3R-2, Block 12; Being a Replat of Lot 3B, Block 12 of Railroad Addition, located at 202 5th Street.

Staff Presentation

Mr. Molina stated that the applicant is requesting a residential Replat to establish two residential lots of 0.141 and 0.140 acres. The applicant is proposing to construct a residential duplex on two individual lots. The lots are zoned Multi-Family (MF) and will establish a 6,126 square foot lot and a 6,096 square foot lot. The setbacks are; twenty (20) feet for front, twenty-five (25) feet for the rear, and five (5) feet side yard setback.

The plat is technically correct and staff recommends approval subject to any changes required by the City Engineer.

Board Discussion

Commissioner Stiller questioned the surrounding properties. Ms. Ollie stated that the property is zoned MF, which allows a duplex and there is a single-family residential home adjacent to the subject property. The developer will submit construction plans for a duplex.

Public Comments

Chair Larson opened the Public Hearing.

Mr. Richard Cermack, 1108 Dodd, questioned if duplexes had a minimum square foot to meet. Ms. Ollie stated that yes the minimum square foot is met.

Chair Larson closed the Public Hearing.

Board Action

A motion was made by Commissioner Ahmed and seconded by Commissioner Myers to recommend approval to the City Council for Replat Railroad Addition Lots 3R-1 and 3R-2, Block 12, located 202 Fifth Street. Motion failed 3-1, with Commissioner

Stiller voting in opposition, stating disagreeing with constructing a duplex on the property and against the twenty-foot front setbacks.

Item 3 – Zoning Change EED Family (ZC 2017-02)

Hold a Public Hearing and consider, and act upon, a change of zoning from Neighborhood Services (NS) to a Planned Development (PD-2017-XX-NS) to allow commercial retail, office and residential uses on a single lot consisting of 5.669 acres, generally located south of Alanis Drive and east of South Ballard Avenue. **ZC 2017-02**

Staff Presentation

Mr. Molina stated that the applicant is requesting a zoning change from neighborhood services to a planned development to allow for a mixed use development of a one story bank, a one story general office building, and a three story building with retail on the first floor and multi-family housing on the two top floors with a total of fifty-four residential units.

The tract of land measures 5.669 acres and is located on the southeast corner of the intersection of Alanis Drive and South Ballard Avenue.

Staff had concerns of the height and proximity of the building adjacent to existing residential lots. The applicant is requesting the item to be tabled until May 2, 2017, in order to meet the setbacks due to the height of the three-story building.

Thirty-eight notifications were mailed, with one response favoring the request and eighteen responses in opposition.

Public Comments

Chair Larson opened the Public Hearing.

Mr. Matt Smith, 1102 Dodd Drive, spoke in opposition due to parking and height for apartments.

Mr. Sam Able, 118 Martin Drive, spoke in opposition due to plan not conducive to the area.

Mr. James Smith, 112 Martin, spoke in opposition due to traffic from apartments.

Mr. Bobby Keeton, 1110 Dodd, spoke in opposition of security, bright lights and traffic from apartments.

Mr. and Mrs. Ayala Eliseo, 1106 Dodd, spoke in opposition for apartments, and expressed gas line on the property, and property value of surrounding properties.

Ms. Shannon Webb, 221 Lake Wichita Lane, outside the notification area, spoke in opposition.

Mr. Jerry Hogan, 109 Martin, spoke in opposition due to traffic, parking and bright lights from Multi-Family.

Mr. and Mrs. Danny Wells, 111 Martin, spoke in opposition, stating that the plan is good for another area, decrease of property values, increase in crime and traffic.

Ms. Donna Frixione, 1113 Dodd Drive, spoke in opposition, due to proximity of multi-family and traffic.

Ms. Barbara Smith, 1113 Boyd, outside of the notification, spoke in opposition due to traffic and noise.

Mr. Richard Cermack, 1108 Dodd Drive, spoke in opposition due to traffic and multi-family.

Commissioners encouraged the citizens to return on May 2, 2017, and voice their concerns. Ms. Ollie stated that the citizens were welcome to contact her and request the contact information for the applicant; and check the City of Wylie website on April 28, 2017 for the revised plans within the P&Z Packet.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner Myers to table the item May 2, 2017. Motion carried 4 – 0.

MISCELLANEOUS

Ms. Bradley stated that the next meeting is on April 18, 2017.

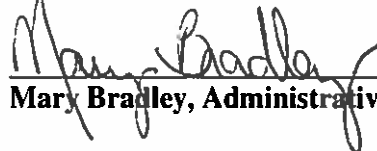
ADJOURNMENT

A motion was made by Commissioner Stiller, and seconded by Commissioner Myers to adjourn the meeting. All Commissioners were in consensus.



Dennis Larson, Chair

ATTEST:



Mary Bradley, Administrative Assistant

